143.0	0007	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 766,500 / 766,500
					USE VALUE: 766,500 / 766,500
					ASSESSED: 766,500 / 766,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MURRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAILLIEUL JOHN B TRUSTEE
Owner 2:	BAILLIEUL PATRICIA P TRUSTEE
Owner 3:	
Street 1:	15 MURRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOTSONIS PETER -
Owner 2:	YEUNG SHU-HUI -
Street 1:	15 MURRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,788 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1396 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4788.000	310,100	5,500	450,900	766,500
Total Card	0.110	310,100	5,500	450,900	766,500
Total Parcel	0.110	310,100	5,500	450,900	766,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.07 | /Parcel: 549.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93071
GIS Ref:
GIS Ref:
Insp Date: 05/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,200	5500	4,788.	450,900	766,600	766,600	Year End Roll	12/18/2019
2019	101	FV	251,500	5500	4,788.	422,700	679,700	679,700	Year End Roll	1/3/2019
2018	101	FV	259,700	3700	4,788.	349,500	612,900	612,900	Year End Roll	12/20/2017
2017	101	FV	259,700	3700	4,788.	321,300	584,700	584,700	Year End Roll	1/3/2017
2016	101	FV	259,700	3700	4,788.	293,100	556,500	556,500	Year End	1/4/2016
2015	101	FV	245,400	3700	4,788.	287,500	536,600	536,600	Year End Roll	12/11/2014
2014	101	FV	245,400	3700	4,788.	267,200	516,300	516,300	Year End Roll	12/16/2013
2013	101	FV	245,400	3700	4,788.	254,200	503,300	503,300		12/13/2012

!11137!

PRINT

Date	Time
12/11/20	01:20:28

LAST REV

Date	Time
05/16/18	13:54:35
ekelly	
11137	

USER DEFINED

Prior Id # 1:	93071
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOTSONIS PETER,	58525-469		2/21/2012		565,000	No	No		
SIMMONS MOLLY A	47014-289		2/24/2006		545,000	No	No		
ROOT MARJORIE/E	29394-315		11/19/1998		267,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2014	887	Solar Pa	3,000					
9/6/2012	1123	Manual	31,500	C				
5/15/2009	349	Manual	10,000					CREATE ATTIC STORA

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Inspected	CC	Chris C
4/20/2018	MEAS&NOTICE	CC	Chris C
7/28/2014	External Ins	PC	PHIL C
4/11/2013	Info Fm Prmt	EMK	Ellen K
5/21/2012	MLS	EMK	Ellen K
11/9/2008	Meas/Inspect	201	PATRIOT
6/15/2006	MLS	HC	Helen Chinal
11/15/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4788		Sq. Ft.	Site		0	80.	1.18	9									450,911						450,900	

Total AC/HA: 0.10992 | Total SF/SM: 4788 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,911 | Spl Credit | Total: 450,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	78800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381010
Depreciation:	70868
Depreciated Total:	310142

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

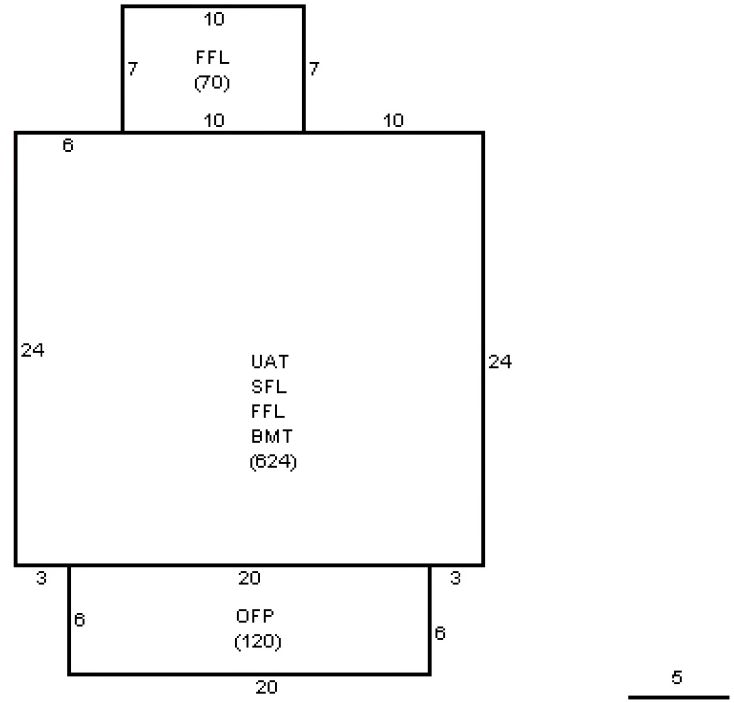
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.91
Special Features:	0	Val/Su Net:	139.81
Final Total:	310100	Val/Su SzAd	235.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	694	165.380	114,770
BMT	Basement	624	49.610	30,958
SFL	Second Floor	624	165.380	103,194
UAT	Upper Attic	156	96.740	15,092
OFP	Open Porch	120	29.650	3,557

Net Sketched Area:	2,218			Total:	267,571
Size Ad	1318	Gross Are	2686	FinArea	1396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1930	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500